



MATERIAL PLANNING CONSIDERATIONS: RESIDENTIAL AMENITY

Residential amenity considerations focus on the impact of developments on the living conditions of nearby residents. This guide outlines the key points to consider to ensure that developments enhance residential amenity.

Key Considerations

1. Noise and Light Pollution:

- ✓ Assess the potential impact of noise and light pollution from the development.
- ✓ Implement measures to minimize disruption to residents.

2. Privacy and Overlooking:

- ✓ Evaluate the design to ensure adequate privacy for existing and new residents.
- ✓ Plan for appropriate building orientation and landscaping to reduce overlooking.

3. Access to Services and Facilities:

- ✓ Ensure that residents have access to essential services and amenities.
- ✓ Plan for public transport, healthcare, education, and recreational facilities.

Mitigation Measures:

- Use noise and light barriers where necessary.
- Design buildings to maximize privacy and minimize overlooking.
- Ensure that developments include necessary services and facilities.

Compliance and Monitoring:

- Adhere to residential amenity guidelines and standards.
- Regularly review and update amenity impact assessments.

By focusing on these considerations, we can ensure that developments enhance the quality of life for residents and create vibrant, liveable communities.